

# Market Report

November, 2023



## East Atlantic Gardens

325 Ocean Dr  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on East Atlantic Gardens in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [eastatlanticgardens.com](http://eastatlanticgardens.com).

## Property Stats

POSTAL CODE 33139

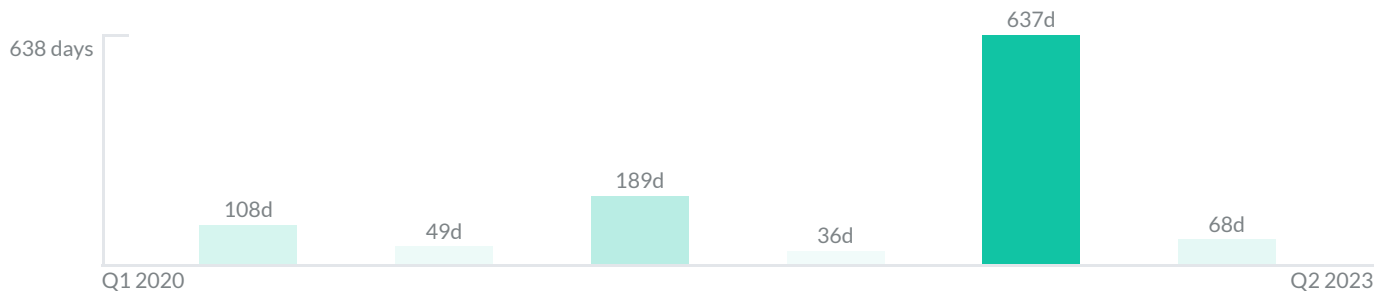
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

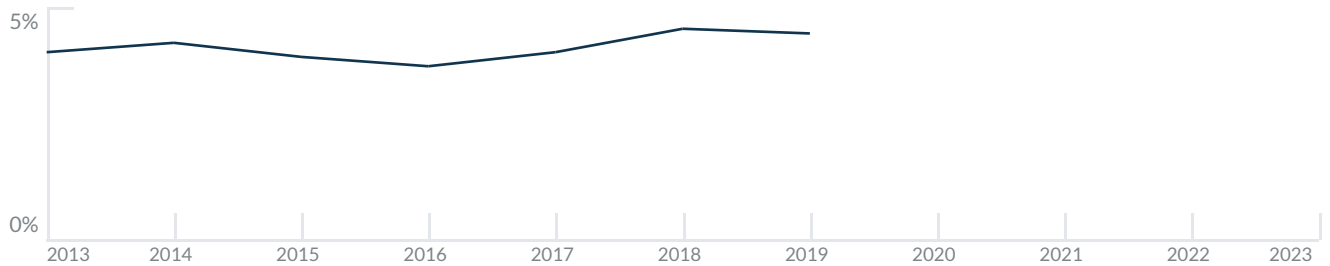


# Mortgage Rates

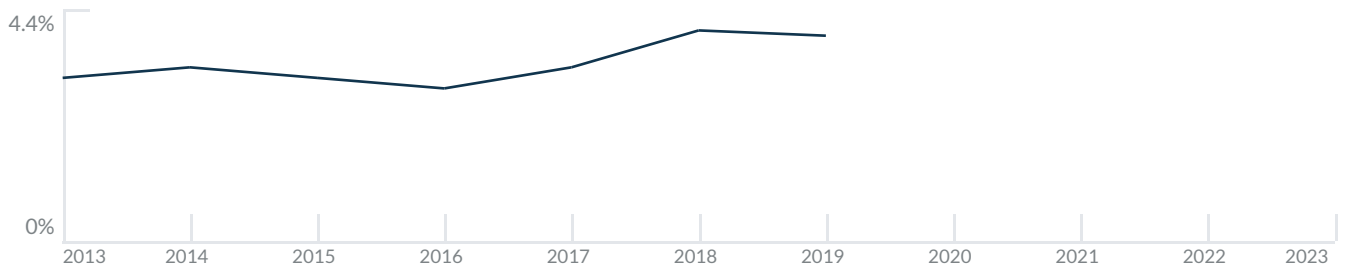
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

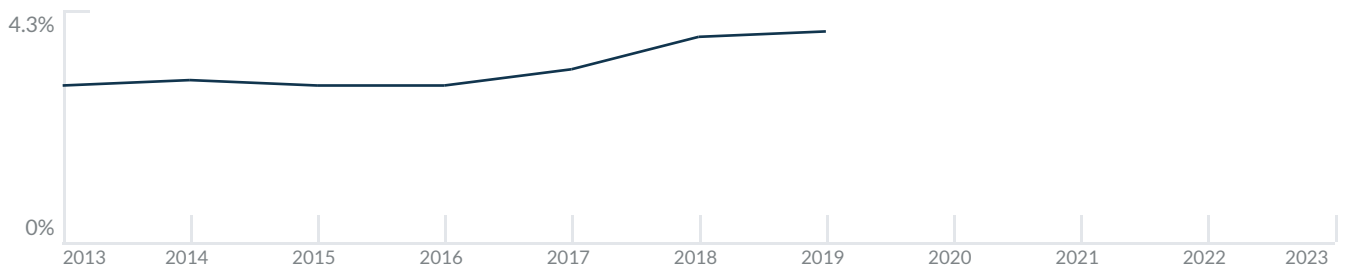
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies-Wolfeboro	Aspira Eugenio Maria De Hostos Youth Leadership Charter School	MS Academy
10/10	1/10	10/10

# Insights

IN EAST ATLANTIC GARDENS

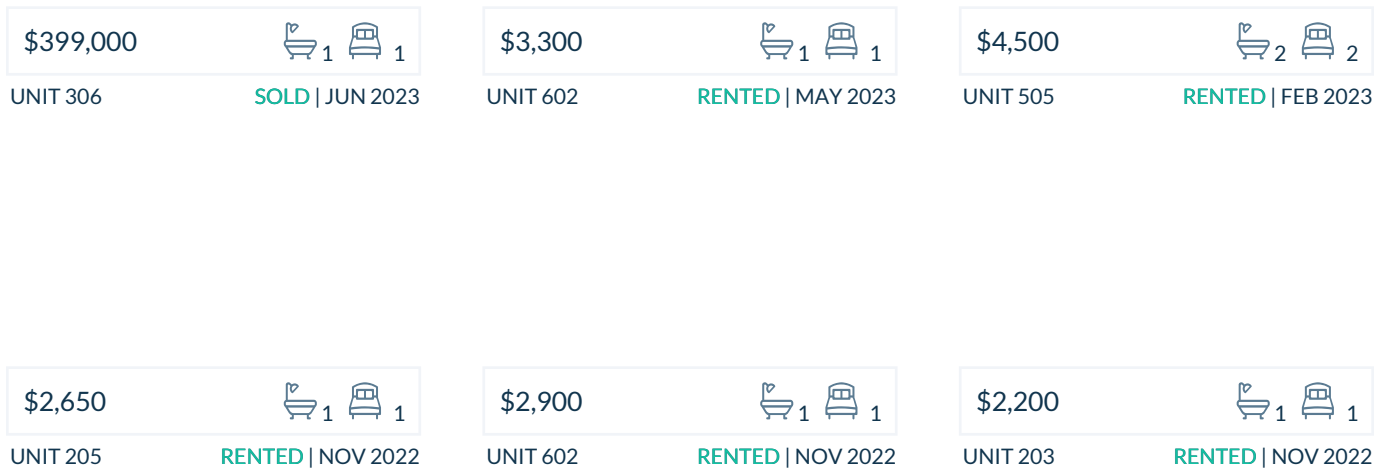
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for East Atlantic Gardens



## Sold

LAST 20 PROPERTIES SOLD IN EAST ATLANTIC GARDENS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
306	\$399,000	1/1	\$610.1	654	Jun 2023	68
228	\$360,000	1/1	\$878.0	410	Oct 2021	637
305	\$299,900	1/1	\$458.6	654	Sep 2021	36
206	\$299,000	1/1	\$457.2	654	Feb 2021	21
202	\$285,000	1/1	\$433.1	658	Feb 2021	356
408	\$275,000	1/1	\$420.5	654	Apr 2020	49
309	\$295,000	1/1	\$448.3	658	Feb 2020	108
313	\$299,000	0/1	\$1,495.0	200	Oct 2019	4
123	\$375,000	1/1	\$914.6	410	Oct 2019	19
219	\$400,000	1/1	\$975.6	410	Sep 2019	49
114	\$380,000	1/1	\$926.8	410	Sep 2019	59
328	\$380,000	1/1	\$926.8	410	May 2019	110
318	\$250,000	0/1	\$1,250.0	200	May 2019	387
408	\$313,900	1/1	\$480.0	654	Oct 2017	264
408	\$313,900	1/1	\$480.0	654	Oct 2017	264
602	\$275,000	1/1	\$417.9	658	May 2016	57
602	\$275,000	1/1	\$417.9	658	May 2016	57
N/A	\$299,750	1/1	\$731.1	410	Apr 2016	169
408	\$1,650	1/1	N/A	N/A	Aug 2015	158
207	\$295,000	1/1	\$451.1	654	Aug 2015	26

## Rented

LAST 20 PROPERTIES RENTED IN EAST ATLANTIC GARDENS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
602	\$3,300	1/1	\$5.0	658	May 2023	46
505	\$4,500	2/2	\$3.4	1,308	Feb 2023	19
205	\$2,650	1/1	\$4.1	654	Nov 2022	9
602	\$2,900	1/1	\$4.4	658	Aug 2022	51
203	\$2,200	1/1	\$3.4	654	Jun 2022	17
607	\$1,950	1/1	\$3.0	654	Jun 2021	3
208	\$1,900	1/1	\$2.9	654	Feb 2021	23
206	\$1,900	1/1	\$2.9	654	Aug 2020	9
N/A	\$2,300	1/1	\$3.5	658	Aug 2020	12
504/5...	\$3,500	2/2	\$2.7	1,308	Jun 2020	22
203	\$1,700	1/1	\$2.6	654	May 2020	71
509-5...	\$6,000	3/3	\$3.8	1,560	Nov 2019	94
504/5...	\$3,700	2/2	\$2.8	1,308	May 2019	11
203	\$1,700	1/1	\$2.6	654	Mar 2019	350
206	\$1,700	1/1	\$2.6	654	Aug 2018	175
206	\$1,700	1/1	\$2.6	654	Aug 2018	175
205	\$1,575	1/1	\$2.4	654	Mar 2018	17
607	\$1,690	1/1	\$2.6	654	Jan 2018	17
604	\$1,850	1/1	\$2.8	654	Oct 2017	49
604	\$1,850	1/1	\$2.8	654	Oct 2017	49

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
305	\$2,850/mth	1/1	\$4.4	654	Sep 2023	ANDRES SOL...
305	\$2,500/mth	1/1	\$3.8	654	Oct 2023	ANDRES SOL...
308	\$2,700/mth	1/1	\$4.1	654	Jul 2023	KATHLEEN M...
308	\$2,600/mth	1/1	\$4.0	654	Oct 2023	KATHLEEN M...
401	\$615,000	1/2	\$681.8	902	Aug 2022	BRUNO A BAR...
405	\$645,000	1/1	\$986.2	654	Aug 2022	MARIA L VAT...
405	\$550,000	1/1	\$841.0	654	Mar 2023	MARIA L VAT...
405	\$530,000	1/1	\$810.4	654	Sep 2023	MARIA L VAT...
408	\$2,900/mth	1/1	\$4.4	654	Sep 2023	NICHOLAS DE...
509	\$2,700,000	3/3	\$1,730.8	1560	Nov 2022	LUIGI TULLIO